

BINH THUAN

INDUSTRIAL LAND FOR LEASE

CONFIDENTIAL

June/2020

EXECUTIVE SUMMARY

savills



Location

Ham Thuan
Nam, Binh
Thuan
Province



Property type

Industrial Land
(Manufacturing,
processing)



Total area

433
ha



Leasable area

281
ha



Established

2008



Lease Term

2058

EXECUTIVE SUMMARY

savills

PROPERTY FEATURES AND COST



Available area

160
ha



IP Occupancy

70
%



Lease price/m²

\$38-45
/m²



Deposit

10
%



Management fee

\$0.3
m²/year



Water supply fee

According to
Government



Waste-water fee

\$0.3
m³/month



Electricity fee

According to
Government

ACCESSIBILITY



HCMC CBD

179
km



TNS. Airport

182
km



Cat Lai Port

164
km



National Road 1A

800
m

OTHER



Road systems

Located next to
HCMC by National
road 1A.



Telecommunications

Modern and fully equipped
Price according to provider.



Supporting services

A complex of commerce
and services.

SUMMARY

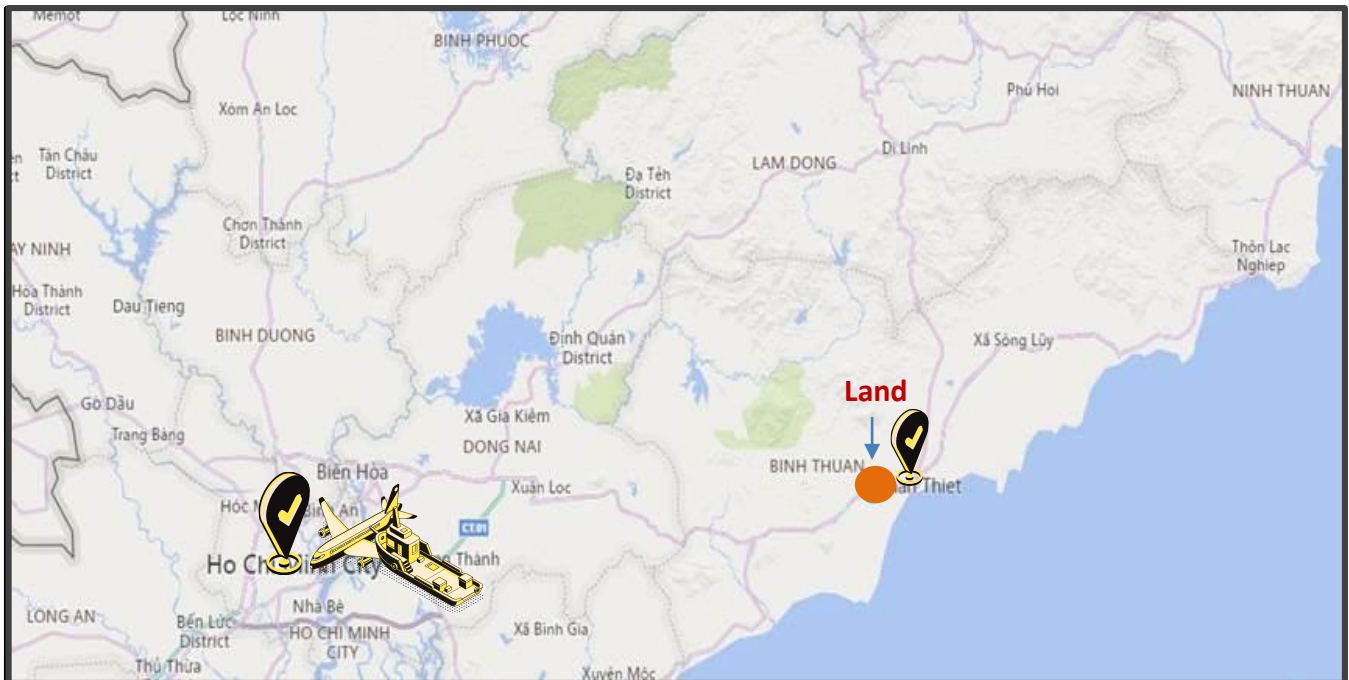
Description

A green industrial park with the topography and scale and fully completed industrial park in Binh Thuan province, meeting the needs of economic development and the next key industry after the successful development of the service industry in Binh Thuan.

Location

Prim location which is next to National Highway 1A, only 9km from the center of Phan Thiet City, 179km from Ho Chi Minh City; 140-170 km from the southern main ports (Cai Mep, Cat Lai port), which is very convenient for transshipment of goods for export.

LOCATION



TRANSPORTATION NETWORK

CBD



Phan Rang City

National Road 1A
9 km/ 19 minutes

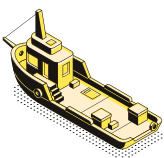
Airways



Tan Son Nhat Airport
182 km/ 3 hours 30 minutes

Long Thanh Airport (2025)
130 km/ 2 hours 39 minutes

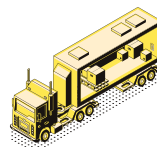
Seaport



Cat Lai Terminal
164 km/ 3 hour 4 minutes

Cai Mep Port
150 km/ 3 hour 3 minutes

Roadway



National Road 1A
20 m

South - North Railway
14 km/ 22 minutes

433

ha

INVESTMENT SECTORS



Food & Beverages



Electric/ Electronics



Mechanical assembly mechanical component



Construction materials



Textile - Garment



Pharmaceuticals & biotechnology



Medical devices



FMCG

IP INFORMATION

UNIQUE ADVANTAGES

01

Investment tax incentives:

- Tax exemption for 2 years, reduction to 8.5% of tax payable for the next 4 years. The remaining 4 years is 17%.

02

Negotiate price helps investor save leasable cost and construction cost.

03

Developer support with IRC, ERC, construction cert., legal Services.

04

Developer support with HR, recruitment and onboarding, and training.

05

Adjacent to National road 1A, North-South railway.

06

Fully completed infrastructure in the industrial park, also having full of utilities and supporting services.

INFRASTRUCTURE



Power Supply

Power Station: 2x126 MVA
Voltage: 110/22kV



Water Supply

Capacity: 36,792 m3



Waste Treatment

Capacity: 25,000 m3



Telecommunications

VNPT, Viettel



Internal Roads

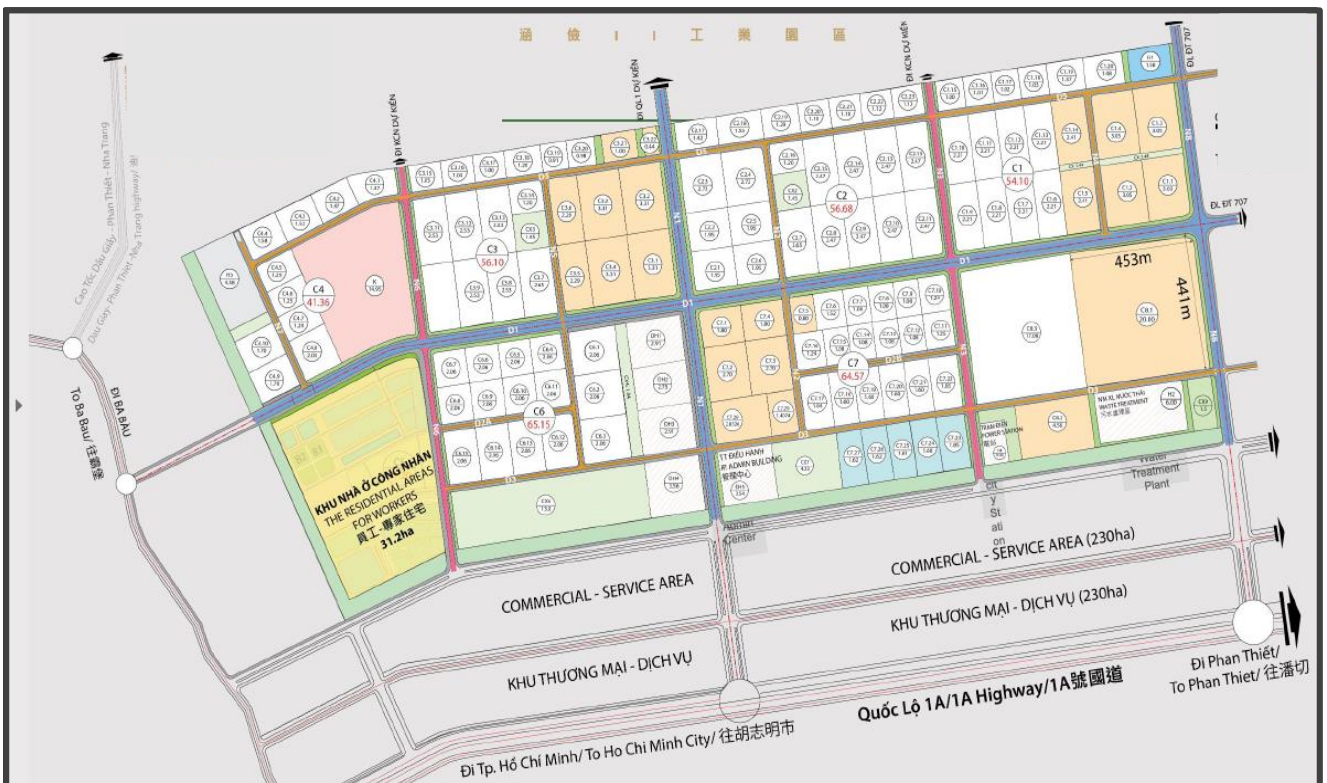
- Asphaltic concrete road
- Main road width: 44 m connecting with National road 1A
- Internal road width: 24m – 32 m



Amenities

Residential area, commercial center for high-end apartment, school, workshop for rent, office for rent.

Masterplan



PHOTO



The Savills logo, consisting of the word "savills" in a lowercase, sans-serif font, is positioned in the top left corner. The text is white and set against a solid yellow rectangular background. The entire page background features a repeating geometric pattern of interlocking cubes, each filled with diagonal lines, creating a three-dimensional optical illusion effect.

Expressions of Interest relating to the property should be directed to Savills Vietnam



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